175.0	0006	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,256,500 /	1,256,500
					USE VALUE:	1,256,500 /	1,256,500
					ASSESSED:	1,256,500 /	1,256,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWES GEOFFREY K & CYNTHIA L
Owner 2:	TRS/ BOWES REVOCABLE TRUST
Owner 3:	
Street 1:	20 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOWES GEOFFREY K & CYNTHIA L -
Owner 2:	-
Street 1:	20 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3399 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6840.000	818,900		437,600	1,256,500
Total Card	0.157	818,900		437,600	1,256,500
Total Parcel	0.157	818,900		437,600	1,256,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.67 | /Parcel: 369.67

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117625
GIS Ref	
GIS Ref	
Insp Date	07/05/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	818,900	0	6,840.	437,600	1,256,500		Year end	12/23/2021
2021	101	FV	792,500	0	6,840.	437,600	1,230,100		Year End Roll	12/10/2020
2020	101	FV	787,700	0	6,840.	437,600	1,225,300	1,225,300	Year End Roll	12/18/2019
2019	101	FV	676,600	0	6,840.	431,400	1,108,000	1,108,000	Year End Roll	1/3/2019
2018	101	FV	482,100	0	6,840.	331,400	813,500	813,500	Year End Roll	12/20/2017
2017	101	FV	185,500	0	6,840.	312,600	498,100	498,100	Year End Roll	1/3/2017
2016	101	FV	185,500	0	6,840.	287,600	473,100	473,100	Year End	1/4/2016
2015	101	FV	174,000	0	6,840.	268,800	442,800	442,800	Year End Roll	12/11/2014

!13684!

PRINT

Date	Time
12/30/21	17:32:47

LAST REV

Date	Time
02/06/19	14:20:15
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13684

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWES GEOFFREY	72086-62	1	1/3/2019	Convenience	1	No	No		
SEAVER PROPERTI	69082-542		3/31/2017		1,140,000	No	No		
VAUGHN WENDY,	67442-467		6/16/2016	Change>Sale	445,000	No	No		
PUPPO TERESA,	63468-287		4/8/2014	Change>Sale	350,000	No	No		
	15750-44		8/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	117625
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2017	905	Solar Pa	2,928	C				
10/14/2016	1247	Heat App	8,500	O				WITH a/c
8/8/2016	1091	Addition	185,000	C				2nd fl addit+1car
7/1/2016	912	Manual	6,000		7/1/2016			Demolilton of int
7/1/2016	912	Manual	6,000		7/1/2016			Demo interior in p
4/3/2004	235	Renovate	50,000					repair fire damage

ACTIVITY INFORMATION

Date	Result	By	Name
2/1/2018	SQ Returned	EMK	Ellen K
7/5/2017	Meas/Inspect	DGM	D Mann
3/10/2017	SQ Returned	EMK	Ellen K
5/14/2015	SQ Returned	MM	Mary M
10/17/2008	Meas/Inspect	163	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6840		Sq. Ft.	Site		0	70.	0.91	6									437,642						437,600	

Total AC/HA:	0.15702	Total SF/SM:	6840	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,642	Spl Credit		Total:	437,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11378098
Const Adj.:	1.34986496
Adj $ / SQ:	195.449
Other Features:	96192
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	828804
Depreciation:	9946
Depreciated Total:	818859

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

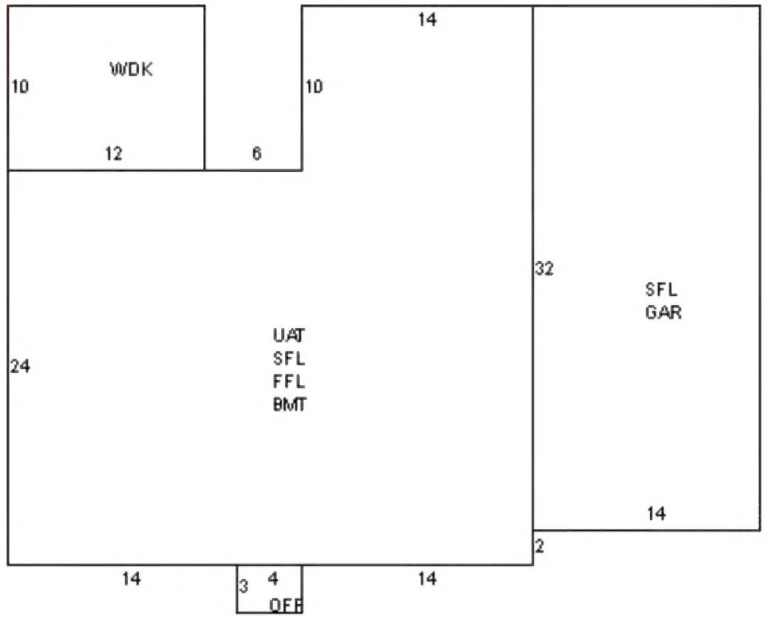
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	236.49
Special Features:	0	Val/Su Net:	205.81
Final Total:	818900	Val/Su SzAd	361.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,356	195.450	265,029
BMT	Basement	908	106.420	96,631
FFL	First Floor	908	195.450	177,468
GAR	Garage	448	27.780	12,446
UAT	Upper Attic	227	150.500	34,163
WDK	Deck	120	19.350	2,322
OFP	Open Porch	12	59.390	713

	Net Sketched Area:	3,979	Total:		
Size Ad	2264	Gross Area	9200	FinArea	3399

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	